



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Report on Lodi Public Library Phase I Remodel Contract Change Orders and Adopt Resolution Authorizing City Manager to Execute Contract Change Order with World Tech dba Geigle Electric, of Stockton, for Work Related to Improvements at Children's Area at Lodi Public Library and Appropriating \$175,000

MEETING DATE: April 15, 2009

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Receive report on Lodi Public Library Phase 1 Remodel contract change orders and adopt a resolution authorizing the City Manager to execute a contract change order with World Tech dba Geigle Electric, of Stockton, for work related to improvements at the children's area at the Library and appropriating \$175,000 from the Library Private Sector Trust Fund.

BACKGROUND INFORMATION: To date, three change orders have been approved by the City Manager for the Library Phase 1 Remodel project:

Change Order No. 1 - This change order is for additional demolition and concrete work required in the main lobby before the new floor tile could be installed. (\$13,515.00 CDBG funds)

Change Order No. 2 - This change order is for the installation of new tile on the main lobby bathroom walls. (\$39,988.00 CDBG funds)

Change Order No. 3 - This change order is for demolition of cabinetry originally to be removed by Library staff, ADA paper towel dispensers in the employee restrooms, and floor preparation in the staff work area. (\$14,128.28 Contingency funds)

The total Phase 1 contract to date is \$311,510.53. Funding for these three change orders was included in the original project budget.

The Lodi Public Library is currently under construction of the first phase of a three-phase remodel project. At the March 9, 2009 Library Board meeting, Board members discussed the status of the Phase 1 project and budgets related to future remodel phases. Phase 1 costs are substantially under original budget estimates and funding is currently available to proceed with some of the proposed Phase 2 work. Performing more remodel work at this time will save future Library moving costs and lessens future Library closures. The proposed work is shown on Exhibit A.

Staff proposes to use World Tech dba Geigle Electric to perform the work included in this change order because it is currently under contract for the Library Phase 1 Remodel project. World Tech has crews and equipment available to begin the work immediately so that the work can be completed in a timely manner. Final change order pricing is being negotiated. The City's estimate for the work is \$160,000. Working together on value engineering ideas, City staff and World Tech believe the work can be completed for less than \$160,000. The requested appropriation includes contingency funds in case

APPROVED:

Blair King, City Manager

Receive Report on Lodi Public Library Phase I Remodel Contract Change Orders and Adopt Resolution Authorizing City Manager to Execute Contract Change Order with World Tech dba Geigle Electric, of Stockton, for Work Related to Improvements at Children's Area at Lodi Public Library and Appropriating \$175,000

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unknown conditions are discovered during the actual renovation work. The change order costs will be reviewed by City staff and the Library design architects.

FISCAL IMPACT:

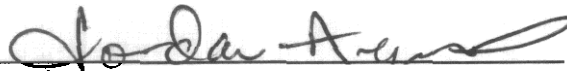
This work was anticipated in the cost estimates for the multi-phased Library Remodel Project.

FUNDING AVAILABLE:

The Library Board of Trustees has approved \$175,000 from the Library Private Sector Trust Fund for this project. Any unexpended funds received from the Library Private Sector Trust Fund will be returned.

Requested Appropriation:

Library Private Sector Trust Fund (212801): \$175,000



Jordan Ayers

Deputy City Manager/Internal Services Director

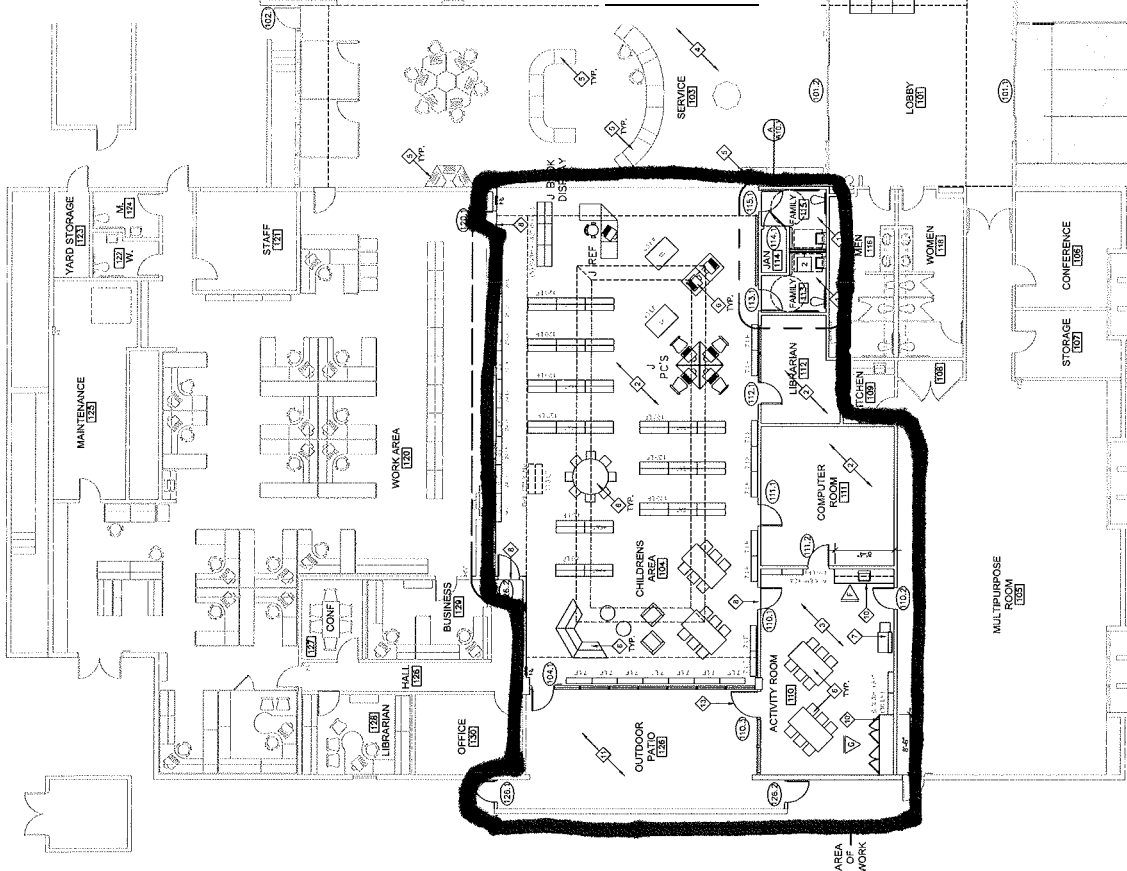
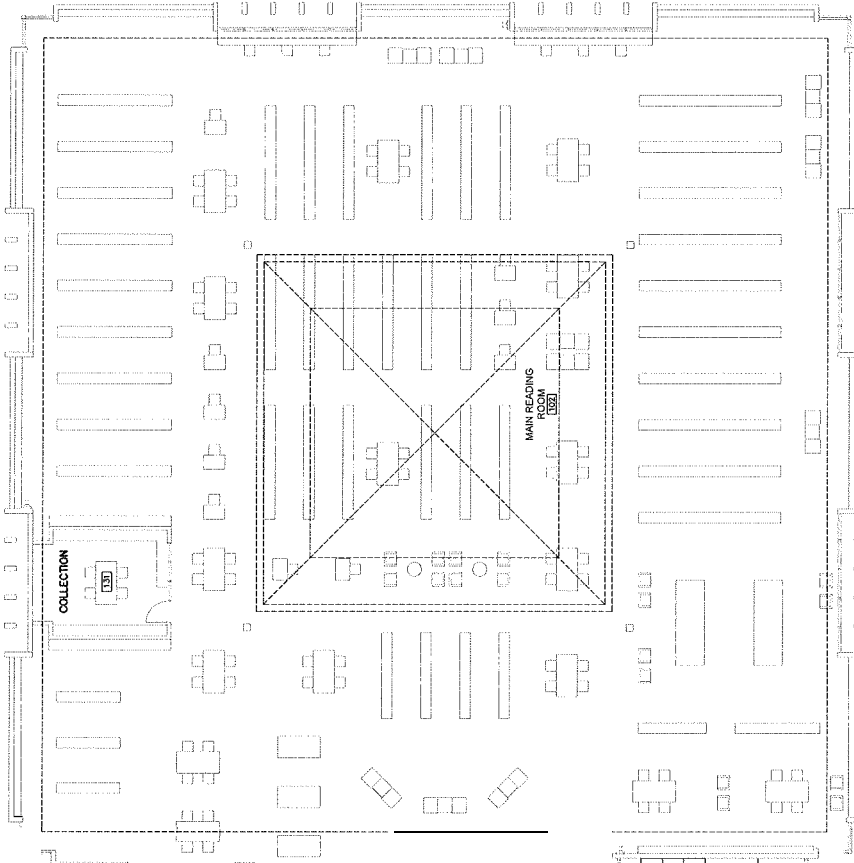

Public Works Director

Prepared by Gary Wiman, Construction Project Manager

Attachment

FWS/GW/bmf

WALL SCHEDULE						STUD SIZE		
NO.	SIZE / TYPE	INSULATION	INTERIOR	EXTERIOR	U.L.	APPLICATION	SIZE	MAX. HT.
1	2 STUDS @ 16" O.C. 1" X 20 GA. MET.	BATT 1" C.	3" W. DYP. BD. BOTH SIDES			INTERIOR STUDS	4" X 30 GA. - 4000263 4" X 18 GA. - 4000264	20'-0"
2	2 STUDS @ 16" O.C. 1" X 20 GA. MET.	BATT 1" F.G.	3" W. DYP. OP. BD. BOTH SIDES				4" X 18 GA. - 4000264 4" X 20 GA. - 4000263	20'-0"
3	2 STUDS @ 16" O.C. 1" X 20 GA. MET.	BATT 1" F.G.	3" W. DYP. OP. BD. BOTH SIDES					20'-0"
4	2 STUDS @ 16" O.C. 1" X 20 GA. MET.	BATT 1" F.G.	3" W. DYP. BD. BOTH SIDES & TOP					20'-0"



FLOOR PLAN NOTES

- [illegible]

GENERAL NOTES

- GENERAL NOTES**
1. NELL, PATCH & REPAIR (E) FLOORS & WALLS A REQUIRED IN PREPARATION FOR (N) FINISH MATERIAL.
 2. CABINET ELEVATIONS - SEE SHEET A11.2
 3. DOOR SCHEDULE AND DOOR HARDWARE SCHEDULE - SEE SHEET A1.1



REMODELED FLOOR PLAN

SCALE : 1/8" = 1'0"

RESOLUTION NO. 2009-42

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING CITY MANAGER TO EXECUTE A CONTRACT
CHANGE ORDER FOR WORK RELATED TO IMPROVEMENTS
AT CHILDREN'S AREA AT LODI PUBLIC LIBRARY AND
FURTHER APPROPRIATING FUNDS

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WHEREAS, the Lodi Public Library is currently under construction of the first phase of a three-phase remodel project; and

WHEREAS, Phase 1 costs are substantially under original budget estimates and funding is currently available to proceed with some of the proposed Phase 2 work, and performing more remodel work at this time will save future Library moving costs and lessens future Library closures; and

WHEREAS, staff recommends utilizing World Tech, dba Geigle Electric, to perform the work included in this change order because they are currently under contract for the Library Phase 1 Remodel project, and World Tech has crews and equipment available to begin the work immediately so that the work can be completed in a timely manner; and

WHEREAS, final Change Order pricing is being negotiated and the City's estimate for the work is \$150,000. Working together on value engineering ideas, City staff and World Tech believe the work can be completed for less than \$150,000. The requested appropriation includes contingency funds in case unknown conditions are discovered during the actual renovation work. The change order costs will be reviewed by City staff and the Library design architects.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a Contract Change Order with World Tech, dba Geigle Electric, of Stockton, California, for the improvements at the children's area at the Library; and

BE IT FURTHER RESOLVED that funds in the amount of \$175,000 be appropriated for this project from the Library Private Sector Trust Fund.

Dated: April 15, 2009

I hereby certify that Resolution No. 2009-42 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 15, 2009, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katzakian, and
Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Mounce

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk